

REGULAR MEETING / WORK SESSION

1. CALL TO ORDER – REGULAR MEETING

The February 3, 2014 Regular meeting was called to order at 7:30 PM by Mr. Jeff Hermann. Members Jeff Kokoskie, John O'Neill, Sharon Bressler, Kate Domico, Paul Silvis, and Bill Steudler also attended. Staff members present were Doug Erickson, Township Manager; Brent Brubaker, Township Engineer; Ken Soder, Zoning Officer; Eric Vorwald, CRPA Planner; and Nicole Harter, Public Works Secretary.

2. ITEMS OF CORRECTION

There were no additions or deletions to the agenda.

3. APPROVAL OF MINUTES

Meeting minutes from the January 13, 2014 combined Regular/Organizational Meeting and Work Session Meeting were brought before the Planning Commission for approval.

Mr. Jeff Kokoskie made a motion to approve the meeting minutes as submitted. The motion was seconded by Ms. Sharon Bressler. The motion passed with a vote of 7-0.

4. PUBLIC COMMENTS

There were no public comments at this point in the meeting.

5. PROPOSAL FOR NEW USE ON PORTION OF THE NR-2 (NATURAL RESOURCE AND RECYCLING) ZONE

Mr. Eric Vorwald noted that the NR-2 District is a single 73.5 acre parcel also known as the Old Borough Dump and owned by State College Borough. The parcel is bounded by I-99, the Colonnade, the Otto's/Fairfield Inn site, and Hawbaker Industrial Park. For many years the Borough has operated a leaf composting operation on the parcel where we take the leaves collected in Patton Township for processing. Under the parcel's former designation as NR-1 (Natural Resources District) the composting operation was a legal but non-conforming use.

In 2006 the Township developed a new zoning district, NR-2, and rezoned this parcel. The proposal was made to address the following issues (from the July 2006 meeting minutes):

- To align our zoning regulations with the present and continuing use of a portion of the property for composting municipally collected leaves.
- To provide an opportunity for using a portion of the property for an additional recycling activity, namely converting waste concrete and asphalt into a usable gravel or aggregate product.

In 2008 the Borough of State College entered into an agreement with Glenn O. Hawbaker, Inc., to operate a construction debris (e.g. waste concrete, asphalt, and masonry) recycling center and in 2009 the Township amended the NR-2 regulations to accommodate such a use by reducing the open space requirement from 70% to 60%. The land development plan for the Hawbaker Recycling Center was also approved by the Township in 2009.

5. **PROPOSAL FOR NEW USE ON PORTION OF THE NR-2 (NATURAL RESOURCE AND RECYCLING) ZONE (cont.)**

In November 2013, Glenn O. Hawbaker, Inc., with the concurrence of State College Borough, requested that the Township consider an amendment to the NR-2 District to allow for exterior storage. Approximately 3.5 acres that had been designated for recycling operations in the NR-2 District would be utilized for an equipment storage area for Best Line Equipment which operates in the Hawbaker Industrial Park immediately adjacent to the area proposed for the new use. After discussion with Patton Township staff, it was determined that a rezoning of the 3.5 acres from NR-2 to I-1 (Industrial) would be more appropriate to accommodate the equipment storage instead of amending the NR-2 District. Currently, the property along Hawbaker Industrial Drive is zoned I-1.

This item was presented at the January 6, 2014 Board of Supervisors meeting and was referred to the Planning Commission for review and consideration.

Mr. Jeff Hermann asked if under the new proposed zoning, would there be a limitation regarding digging at the site. Mr. Doug Erickson noted that environmentally, there would be no digging permitted.

Mr. Paul Silvis asked if there would be setbacks for the new proposed rezoning and would there be a requirement for a lot consolidation. Mr. Erickson noted that there wouldn't need to be a subdivision plan done.

Mr. Paul Silvis made a motion to recommend changing the zoning from NR-2 to I-1 for the 3.5 acre parcel with the condition that the line be abutting with the current Best Line Equipment parcel. The motion was seconded by Mr. Jeff Kokoskie. The motion passed with a vote of 7-0.

6. **CONDITIONAL USE REVIEW FOR THE A-1 ZONING DISTRICT**

Mr. Eric Vorwald noted that one of the items identified as a work task for 2013 was a review of the existing conditional uses of the Township. Conditional uses are a class of uses for which additional regulatory controls are in effect beyond those of permitted uses. The Pennsylvania Municipalities Planning Code provides the legal basis for regulating conditional uses as such.

A benefit of the conditional use review and approval process is that it affords the Township the ability to carefully review and consider aspects of a particular use that may not be easily regulated through standard processes and existing regulations. However, the conditional use designation should also be reserved for only those uses that most necessitate the additional review process in order to not overly burden the approval process for uses and development plans that are more suitable to standard review.

Although this project is for the purpose of analyzing conditional uses with respect to Patton Township's existing zoning regulations, it is similar to an ongoing regional review of all the zoning districts of all of the municipalities of the Centre Region. Although the regional zoning analysis is restricted to zoning districts with land area outside the Regional Growth Boundary (RGB) and is from the perspective of consistency of zoning regulations to the growth objectives of the Comprehensive Plan and the RGB, the results of the study are completed and it is expected that a draft report will soon be ready for regional review. Therefore, it is an appropriate time to also consider the Township conditional uses in the context of the existing zoning.

6. **CONDITIONAL USE REVIEW FOR THE A-1 ZONING DISTRICT (cont.)**

At the January 13, 2014 Planning Commission meeting, Staff presented an overview of possible amendments to the conditional uses in the A-1 Zoning District.

Mr. Jeff Kokoskie asked if the new conditional uses would be in a matrix format, since the Planning Commission had been taking measures to make the regulations cleaner in previous work sessions. Mr. Doug Erickson noted that it could be done.

Mr. Jeff Kokoskie made a motion to forward the conditional uses of the A-1 Zoning District to the Board of Supervisors for their review with the possibility of it being in the matrix format. The motion was seconded by Ms. Sharon Bressler. The motion passed with a vote of 7-0.

7. **STATUS ON PENDING ITEMS**

There were no comments from the Planning Commission on the pending work task items.

8. **REPORTS**

No additional reports were given.

9. **OTHER BUSINESS**

There was no other business brought before the Planning Commission.

10. **ADJOURN – REGULAR MEETING**

The meeting was adjourned at 7:50 PM.

11. **CALL TO ORDER – WORK SESSION**

The February 3, 2014 Work Session meeting was called to order at 7:30 PM by Mr. Jeff Hermann. Members Jeff Kokoskie, John O'Neill, Sharon Bressler, Kate Domico, Paul Silvis, and Bill Steudler also attended. Staff members present were Doug Erickson, Township Manager; Brent Brubaker, Township Engineer; Ken Soder, Zoning Officer; Eric Vorwald, CRPA Planner; and Nicole Harter, Public Works Secretary. The audience included Chad Stafford, Penn Terra Engineering, Dave Palmer, S & A Homes, and Steve Bair, Centre Region Council of Government.

12. **PUBLIC COMMENTS**

There were no public comments at this point in the meeting.

13. **FIRE HYDRANT SPACING**

Mr. Brent Brubaker noted that at the January 22, 2014 Board of Supervisor's meeting, Supervisor Mr. Walt Wise requested that this time be included on the agenda for discussion.

Current Patton Township fire hydrant spacing regulations (Section 153-36.C(1)(f) of the Patton Code include:

13. **FIRE HYDRANT SPACING (cont.)**

The spacing between fire hydrants shall not exceed 1,000 feet in developments of one- and two-family dwellings and shall not exceed 600 feet in developments of other development types as measured along the center line of fire apparatus access roads. With the exception of one- and two-family dwellings, the distance to any dwelling or occupied structure shall not exceed 300 feet.

Supervisor Mr. Wise provided a copy of Appendix C Fire Hydrant Locations and Distribution from the 2009 International Fire Code (IFC) which includes provisions for average spacing between fire hydrants for varying fire-flow requirements. The Board requested that this item be referred to the Planning Commission for review and discussion and to ultimately recommend possible changes in the fire hydrant spacing ordinance in a collaborative process similar to the cul-de-sac discussions. *Please note footnote a. in Table C105.1 of Appendix C as this will relate to the next agenda topic concerning cul-de-sac length.*

Mr. Steve Bair, Centre Region Council of Government Fire Director, was present to kick-off discussions concerning fire hydrant spacing. Mr. Bair indicated that to determine fire-flow requirements for buildings and/or subdivisions he utilizes NFPA 1142: Standard on Water Supplies for Suburban and Rural Fire Fighting. Once fire flow requirements are determined they can then be used in Table C105.1 in Appendix C of the IFC to determine average spacing between hydrants.

Mr. Doug Erickson ask if there was anything in the NFPA that identifies hydrant spacing. Mr. Bair noted that that has not had the opportunity to research, but he does know that there are standards and he will get back to Staff on it.

Mr. Jeff Hermann asked what the surrounding municipalities had for their regulations. Mr. Bair and Mr. Erickson noted that all are pretty similar, with some being more restrictive. Mr. Bair noted that within the Centre Region, only about 27% is hydranted. Mr. Bair also noted that in Halfmoon Township, new lots have a cistern located on them.

14. **PROPOSED CUL-DE-SAC REGULATIONS**

Mr. Doug Erickson noted that the Board held discussions at the January 22, 2014 meeting concerning the Planning Commission's recommendation to reduce the maximum cul-de-sac length to 500 feet. The Board pointed out footnote a. of Table C105.1 of the 2009 IFC which reduces the maximum spacing between fire hydrants for dead end streets by 100 feet. The Supervisors requested that this item be sent back to the Planning Commission for discussion about reducing the maximum cul-de-sac length to 400 feet in-lieu-of 500 feet originally recommended.

A correction was noted that the discussion is to be reducing the hydrant spacing within a cul-de-sac, not reducing the length of the cul-de-sac.

Mr. Erickson noted that Staff could do additional research as to where the original 1,000 feet came from.

15. **ADJOURN – WORK SESSION MEETING**

The Work Session Meeting was adjourned at 8:55 PM.